BLK 4 LOT 5
OYSTER BAY #1 PB 5/262

WEISSINGER ROGER/SCOTT DONNA A
96280 LIGHT WIND DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0004-0050

BUILDING CHARACTERISTICS

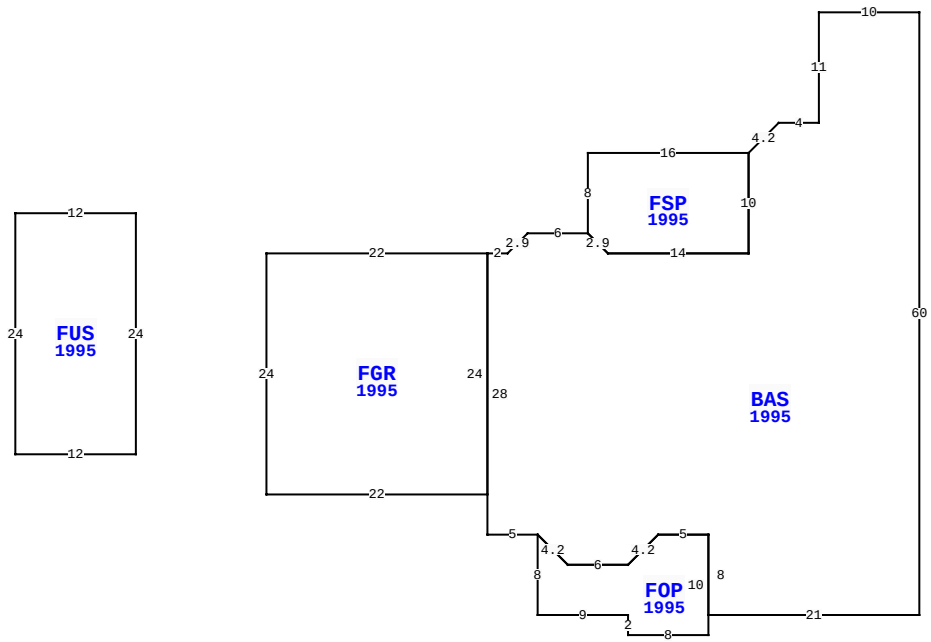
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1995	1,742	295,179
FGR	528	55	1995	290	49,140
FOP	125	30	1995	38	6,439
FSP	158	40	1995	63	10,676
FUS	288	100	1995	288	48,801
TOTALS	2,841			2,421	410,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,421	121.5249	192.01	464,856	1995	2000	0	0	0	11.75	88.25

1 SFR CUST – 100% - 2024 Heated Area: 2030 HX Base Yr



96280 LIGHT WIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,235
TOTAL MARKET OB/XF VALUE		4,640
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		557,375
SOH/AGL Deduction		5,392
ASSESSED VALUE		551,983
TOTAL EXEMPTION VALUE	13	551,983
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		557,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501798	NEW CONSTR	100,000	03/01/1995
94 1295	CHNGE SRVC	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1485	5/24/2022	QC	U	I	11	100
GRANTOR: WEISSINGER ROGER						
GRANTEE: WEISSINGER ROGER &						
2262/0098	3/13/2019	WD	Q	I	01	392,000
GRANTOR: O'DELL PHILLIP R & CA						
GRANTEE: WEISSINGER ROGER						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,147.00	SF	4.00	4.00	100	1995	1995	3	68	3,120	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W10 S11 W4 D3L3 S10 W14 U2L2 W6 D2L2 W2 S28 E5 D3R3 E6 U3R3 E5 S8 E21 N60 $
FGR=[YR=1995;ORIG=-43,24] W22 S24 E22 N24 $
FUS=[YR=1995;ORIG=-90,20] E12 S24 W12 N24 $
FSP=[YR=1995;ORIG=-17,14] W16 S8 D2R2 E14 N10 $
FOP=[YR=1995;ORIG=-38,52] S8 E9 S2 E8 N10 W5 D3L3 W6 U3L3 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,640

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS